

## OPENING

Mayor Lisonbee brought the meeting to order at 6:01 p.m. welcoming all in attendance and led the pledge of allegiance.

## PRESENT

Mayor Marty Lisonbee  
Council Member Debbie Kopp  
Council Member Michael McLaughlin  
Council Member Paul Edwardsen  
Council Member Denny Bass

Town Recorder Michelle Kinney  
Town Attorney Shawn Guzman arrived at 6:50

## OTHERS IN ATTENDANCE

Fire Chief David Zolg, Jr  
Big Plains Water Chairman Harold Merritt  
Commissioner Wenn Jorgensen  
Commissioner Janet Prentice  
Commissioner Cynthia  
Planning Assistant Forrest Kuehne  
Water Master Dale Harris

## Town Update:

Mayor Lisonbee expresses his love of the community. The Mayor is going to apply for a Grant for 50 or 60 thousand dollars from FEMA. The CIB funding of \$350,000 that the previous administration put in for is not enough to fix the problem. It will take at least 6 months to get all the funding lined out. CIB funding is still an option if the other funding doesn't work out. The \$10.00 a month charge on your bill is not for cleaning ditches. This money is meant to bring in \$3,000 a month to \$30,000 per year to borrow against with CIB funding as well as fix roads and drainage issues and other items in need repair. Residents are in charge of the drainage on their property.

Anytime you clean out your ditches make sure you call blue stakes first.

## Discussion and Action on Planning Commission Vacancy

Each Applicant is given an opportunity to share why they will be a good commissioner for the Apple Valley Planning Commission.

**Peter Smith:** Lived here for 15 years, earned living from home development and other structures. Apple Valley is on the outskirts and he would encourage preservation of this great area. Love the wildlife here in his home area.

Janet Prentice: are you against development?

Peter: No

**Ann Knight:** Lived here for 16 years. She Loves it here and loves to recreate. This is her oasis and she would like to keep it that way. She has real estate experience and would like to add her voice to the planning commission to help guide how Apple Valley grows. .

**Richard Fischer:** Not present

**Forrest Kuehne:** Lived here for 3 years. He was a licensed contractor before retirement. He has been volunteering for the town working on maps. He has taken real estate and real estate appraisal classes. He is very detailed oriented.

**Mayor:** Forrest Kuehne has been working as staff to planning commission. Is very detailed and knows code better than anyone on commission.

**Mayor Lisonbee calls for the vote:**

<b>VOTE:</b>	Council Member Michael McLaughlin:	Forrest
	Council Member Debbie Kopp:	Forrest
	Mayor Marty Lisonbee:	Forrest
	Council Member Paul Edwardsen:	Forrest
	Council Member Denny Bass:	Forrest

**Forrest Kuehne is voted to Planning Commission by Town Council**

**Forrest Kuehne is sworn in and given the Oath of Office by Notary Rula Holm**

#### **Discussion and Action on Town Volunteers**

Mayor Lisonbee would appreciate more volunteers.

Tish Lisonbee is nominated as a volunteer to help with data entry until we find a permanent bookkeeper.

**MOTION:** Mayor Lisonbee moves to allow Tish Lisonbee to do data entry on our system for keeping up the books until we have a full time person.

**SECOND:** Council Member Denny

<b>VOTE:</b>	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Abstain

The motion carried with Mayor Lisonbee abstaining from the vote.

Jerry Jorgensen has a history with Road Graders.

**MOTION:** Mayor Lisonbee moves to accept Jerry Jorgensen’s kindness and allow him to be a volunteer on the road grader.

**SECOND:** Council Member Kopp  
**VOTE:** Council Member Kopp - Aye  
Council Member McLaughlin –Aye  
Council Member Bass–Aye  
Council Member Edwardsen - Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

Lane LaVigne works for the City of Hurricane’s road department and drives the exact road grading machine that we have.

**MOTION:** Mayor Lisonbee makes a motion that we allow Lane LaVigne to volunteer.

**SECOND:** Council Member McLaughlin  
**VOTE:** Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Bass– Aye  
Council Member Edwardsen - Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**Discussion and Action on General Plan Amendment from Residential ½ Acre to Residential 5 acre for AV-1377-C**

**MOTION:** Council Member Kopp moves to approve general plan amendment from

Residential ½ acre to Residential 5 acre for AV-1377-C

**SECOND:** Council Member McLaughlin  
**VOTE:** Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Bass– Abstain  
Council Member Edwardsen - Aye  
Mayor Lisonbee – Aye

The vote the motion carried with Council Member Bass abstaining.

**Discussion and Action on Zone Change from Planned Development Zone to Residential 5 Acre for AV-1377-C**

**MOTION:** Council Member McLaughlin moves to change the planned development zone to residential 5 Acre for AV-1377-C

**SECOND:** Council Member Edwardsen  
**VOTE:** Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Bass– Aye  
Council Member Edwardsen - Aye  
Mayor Lisonbee – Aye

The vote is unanimous and the motion carries.

**Discussion and Action on Lot Split of AV-1377-C into 2 lots**

Mayor Lisonbee explains that this lot is just less than 10 acres and they would like to divide into two five acre lots.

Council member Edwardsen expresses his concern about voting against the current town law. He recommends that we first change the law.

The Recommendation from the planning commission is that they are required to dedicate 30 feet of road on his property. Christian Holt (property owner) has agreed to do this. The Mayor would like to see us allow them to sign a delay agreement.

This is a collector road you can only have one road that joins the collector.

Property owner Christian Holt mentions they want to build a house more than the lot split.

Mayor Lisonbee would like to get feedback from residents in the Bubbling Wells area about how they would like to see this area develop. Add this to next Town Council Meeting.

**Mayor Lisonbee tables this item.** They are unable to come to a consensus tonight.

**Discussion and Action on Repeal and Replacement of title 10, Chapter 3 Definitions**

**MOTION:** Council Member Kopp moves to repeal and replace title 10, chapter 3 definitions

**SECOND:** Council Member McLaughlin

<b>VOTE:</b>	Council Member Kopp –	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote is unanimous and the motion carries.

**Discussion and Action on Little Creek Station RV Resort, Utah South Vineyards**

Utah South Vineyards shows video on preliminary plans for the Little Creek Station RV Resort. It shows pickle ball courts, swimming pool, club house and spa. Details for sewer and fencing will be added after preliminary approval. Mayor Lisonbee mentions trying to get the RV's entering and exiting on the highway entrance. They are currently working with Big Plains on water needs and issues. To keep the area clean and length of stay under control they owners will have rental agreements for each patron.

Town Attorney Shaun Guzman asks if they would sign an agreement to use the sewer system when the town gets one. Shaun Guzman mentions that the diagram shows multiple parcels. These parcels should be combined into as both entrances are on the 1<sup>st</sup> parcel. Shaun Guzman suggests adding into the motion that we need a corrected preliminary site plan that is all one parcel.

**MOTION:** Council Member Edwardsen moves to approve the preliminary site plan for the Little Creek Station RV Resort, Utah South Vineyards, with the addendum that the corrected map shows one parcel.

**SECOND:** Council Member McLaughlin

<b>VOTE:</b>	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote is unanimous and the motion carries.

**Public Comment- Public Listening Session- Storm Drainage/ Code enforcement**

Lori Balm- Mount Zion Drive- Shares concern about easements for drainage that have been filled in.

Mayor Lisonbee- Suggests trying to mitigate problems on your property with sand bags and berms.

Janet Prentice- Mount Zion Drive- BLM created berm ditches. Suggests we work on creating good relations with BLM.

Mayor Lisonbee- FEMA money will help create a permanent fix.

Cynthia Browning- Foothill Drive- Would like to know what recourse the Town has for those people who do not maintain their ditches and what the town is doing to notify people when they are not keeping ditches clear, including possible fines.

Mayor Lisonbee: Needs to work on this.

Ann Knight: Shares her concern about neighbors that refuse to manage the water runoff from their property.

Shaun Guzman- You may be liable if you direct water onto anyone else property. If there is a recorded drainage easement, and someone filled it in, the town would have the right to go in and reconstruct that.

Fire Chief- The town has sand bags on hand but no sand.

Mayor Lisonbee- The town will order sand and have it on hand for residents to use if they would like to fill sandbags. Prepare before the storm.

Rich Ososki- Expresses his concerns about the dirt from the ditch being left on the road. Expresses concern about digging that is happening on his neighbor's property.

Jerry Jorgensen- Recommends that you call blue stakes before you clean your ditches.

#### **ITEM ADDED TO AGENDA**

##### **Appointment of Town Recorder**

**MOTION:** Mayor Lisonbee moves to appoint Michelle Kinney as Clerk Recorder for the town.

**SECOND:** Council Member Kopp

**VOTE:** Council Member Kopp -

Aye

Council Member McLaughlin –	Aye
Council Member Bass–	Aye
Council Member Edwardsen -	Aye
Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

**Discussion and Action on the Gateway Project- Ensign Engineering**

Tabled

**Discussion and Action on Gary Bonner Shed Variance**

Tabled

**Discussion and Action on Big Plains Special Services District**

Tabled

**Consider Approval on Reports, Recommendations, Appointments, and Announcements:**

- Events Committee- Tish Lisonbee/Debbie Kopp
- Planning Commission- Cynthia Browning/Michael McLaughlin
- Fire Department- Chief Dave Zolg, Jr
- Engineering- Rod Mills
- Big Plains Water and Sewer SSD- Harold Merritt
- Code Enforcement-Kevin Sair/Paul Edwardsen
- Roads and storm drainage-
- Council
- Other

**Adjournment**

**MOTION:** Council Member Kopp moves to adjourn the meeting and table items 11-14 for the next meeting.

**SECOND:** Council Member Edwardsen

<b>VOTE:</b>	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye

Council Member Edwardsen -  
Mayor Lisonbee –

Aye  
Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 8:06 pm

*approved as  
amended*

Date approved: 10.17.18



Marty Lisonbee, Mayor

ATTEST BY: Michelle Kinney  
Michelle Kinney, Recorder